

IN RE: PETITION FOR SPECIAL HEARING
W/S Windsor Mill Road, opposite
Read Street, N end of Sauter
Lane, NW of Lawnwood Circle
2nd Election District
2nd Councilmanic District
LaRue Development Corporation
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-70-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the 4th Amendment to the Development Plan for Lawnwood, Section 2, and the 3rd Amendment to the Partial Development Plan for Lawnwood, Section 1, to permit changes to the provisory Section notes and density calculations, all as more particularly described in Petitioner's Exhibits 1, 2 and 3.

The Petitioner, by John L. Wagner, President of JML Development, Inc., Contract Purchaser of the subject property, appeared, testified and was represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition were Sigita Zukus with JML Development, Inc. and Clyde F. Hinkle with W. Duvall & Associates, Inc. There were no Protestants.

Testimony and evidence presented indicated that the subject property, zoned D.R. 5.5, is the site of a 43-lot subdivision known as Windsor Mill Manor. The subject property consists of the western part of the former Sauter Property and the eastern portion of the site is the former "Parcel A" of Lawnwood. The former "Parcel A" appears on both the Third Amended Partial Development Plan for Lawnwood, Section 1, identified herein as Petitioner's Exhibit 1, and the Fourth Amended Development Plan for Lawnwood, Section 2, identified herein as Petitioner's Exhibit 2. All three subdivisions, namely Lawnwood, Section 1, Lawnwood, Section 2, and Windsor Mill Manor are zoned D.R. 5.5. The Petitioner obtained Planning

Board approval of the proposed amendments in July 1988, and more specifically, obtained County Review Group approval for the development of Windsor Mill Manor on or about June 13, 1988.

The density changes proposed are more fully described in the Density Plat, identified herein as Petitioner's Exhibit 3. The density calculations for all three subdivisions are very detailed, but with the completion of Windsor Mill Manor, 58 dwelling units will remain. All contiguous surrounding properties have been developed either for public school uses to the north, Lawnwood, Sections 1 and 2, and D.R. 5.5 development to the west along the northwest side of Windsor Mill Road.

Section 1B01.3A.7.1c.iv. provides that "The Zoning Commissioner and the Director of Planning must certify the amendment is in keeping with the spirit and intent of this article and other Baltimore County land use and development requirements administered by them, and both must certify that the amendment does not violate the spirit and intent of the original plan." The proposed amendments and density changes for Windsor Mill Manor are in keeping with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of October, 1988 that the Petition for Special Hearing to approve the 4th Amendment to the Development Plan for Lawnwood, Section 2, and the 3rd Amendment to the Partial Development Plan for Lawnwood, Section 1, to permit changes to the provisory Section notes and density calculations, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, from and after the date of this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3333

October 7, 1988

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
1105 Hampton Plaza
Townson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S Windsor Mill Road opposite Read Street,
N End of Sauter Lane and NW of Lawnwood Circle
2nd Election District - 2nd Councilmanic District
LaRue Development Corporation - Petitioner
Case No. 89-70-SPH

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Clyde F. Hinkle
W. Duvall and Associates, Inc.
530 E. Joppa Road, Towson, Md. 21204

People's Counsel

File

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve...
4th Amendment Development Plan for Lawnwood, Section 2, and the 3rd Amendment...
to the Partial Development Plan for Lawnwood, Section 1, in order to allow...
changes to the provisory Section notes, and density calculations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
JML Development, Inc. LaRue Development Corp.
(Type or Print Name) (Type or Print Name)
Signature: Signature:
101 CHESTNUT ST. #101 DATE 1-15-88
Address: Signature:
Baltimore, MD 21202 (Type or Print Name)
City and State: Signature:
Attorney for Petitioner: 7 Leadburn Ct. 823-9258
(Type or Print Name) Address Phone No.
Signature: Towson, Maryland, 21204
City and State:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Address: W. Duvall & Associates, Inc. (C.F. Hinkle)
City and State: Name
Attorney's Telephone No.: 530 E. Joppa Road Towson, MD 21204
Address Phone No.
583-9571

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September, 1988, at 9:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING LAWNWOOD SECTIONS 1, 11, AND PARCEL "A"

JUNE 22, 1988

BEGINNING for the same on the North side of Windsor Mill Road, 30 feet wide and the western right of way line of Read Street, 50 feet wide, projected across Windsor Mill Road to the said north side of Windsor Mill Road, 30 feet wide, thence binding on the north right of way of Windsor Mill Road North 48 degrees 24 minutes 20 seconds West 6 feet more or less to the point of beginning, thence North 41 degrees 55 minutes 40 seconds East 150.00 feet, North 48 degrees 24 minutes 20 seconds West 125.00 feet, North 41 degrees 35 minutes 40 seconds East 262.06 feet, North 32 degrees 02 minutes 50 seconds West 16.57 feet, North 05 degrees 39 minutes 14 seconds East 720.23 feet,

North 87 degrees 10 minutes 10 seconds East 1,113.81 feet, South 32 degrees 22 minutes 00 seconds East 574.07 feet, South 43 degrees 03 minutes 25 seconds West 1462.98 feet, North 32 degrees 20 minutes 22 seconds West 153.31 feet, South 39 degrees 57 minutes 40 seconds West 224.00 feet, North 47 degrees 37 minutes 20 seconds West 50.05 feet, North 39 degrees 57 minutes 40 seconds East 237.85 feet, North 32 degrees 20 minutes 22 seconds West 143.91 feet, South 39 degrees 57 minutes 40 seconds West 276.74 feet, North 48 degrees 24 minutes 20 seconds West 25.54 feet, South 39 degrees 57 minutes 40 seconds West 16.62 feet, North 48 degrees 24 minutes 20 seconds West 8.00 feet, North 39 degrees 57 minutes 40 seconds East 303.10 feet, North 32 degrees 02 minutes 50 seconds West 17.32 feet, South 39 degrees 57 minutes 40 seconds West 91.92 feet, North 48 degrees 24 minutes 20 seconds West 146.09 feet, South 41 degrees 35 minutes 40 seconds West 50.00 feet, North 48 degrees 24 minutes 20 seconds West 184.10 feet, South 41 degrees 35 minutes 40 seconds West 150.00 feet, North 48 degrees 24 minutes 20 seconds West 25.00 feet to the point of beginning.

Containing 36.164 acres of land, more or less.

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting August 22, 1988
Posted for: Special Hearing
Petitioner: LaRue Development Corporation
Location of property: N. S. Windsor Mill Rd. opposite Read Street
(Lawnwood Section 11, Windsor Mill Manor, Parcel A & 1)
Location of Signs: Read Street and Sauter Lane at front of Parcel A and Parcel B
Remarks: _____
Posted by: J. J. Brate Date of return: August 26, 1988
Number of Signs: 1

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD, August 18, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 18, 1988

\$45.00

THE JEFFERSONIAN,

PO #02735

Reg # M18883 S. Zeke Orlean

Publisher

CERTIFICATE OF PUBLICATION

Pikesville, Md., Aug. 17, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 18th day of August, 1988
the first publication appearing on the 17th day of August, 1988
the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Manager: Don Sub

Cost of Advertisement: \$19.20

RECEIVED
AUG 18 1988

ZONING OFFICE

ESTIMATED LENGTH OF HEARING
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: Pat/CR DATE 6-23-88

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

July 29, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-70-SPH
NS Windsor Mill Road, opposite Read Street
(Lanwood Section II, Windsor Mill Manor, Parcels A & 1)
2nd Election District - 2nd Councilmatic
Petitioner(s): LaRue Development Corporation
Contract Purchaser: JML Development, Inc.
HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 14, 1988 at 9:00 a.m.

Special Hearings To approve the 4th Amendment Development Plan for Lanwood Section 2, and the 3rd Amendment to the Partial Development Plan for Lanwood Section 1, in order to allow changes to the provisory Section notes, and density calculations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

*INDICATES CHANGE FROM PREVIOUS NOTIFICATION

cc: JML Development, Inc.
LaRue Development Corporation
W. Duval & Associates, Inc.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 9/30/88

JML Development, Inc.
101 Chesapeake Street, Suite 101
Gethersburg, Maryland 20877

Re: Petition for Special Hearing
CASE NUMBER: 89-70-SPH
NS Windsor Mill Road, opposite Read Street
(Lanwood Section II, Windsor Mill Manor, Parcels A & 1)
2nd Election District - 2nd Councilmatic
Petitioner(s): LaRue Development Corporation
Contract Purchaser: JML Development, Inc.
HEARING SCHEDULED: Wed., Sept. 14, 1988 at 9am

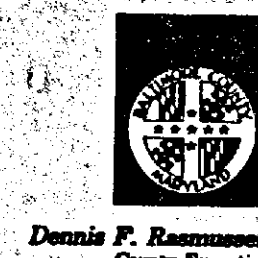
Gentlemen:

Please be advised that \$79.20 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, 111 W. Chesapeake Avenue, Towson, MD 21204, 10 minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 058922
DATE: 9/14/88 ACCOUNT: 101-115-000
AMOUNT: \$ 79.20
RECEIVED FROM: LaRue Development Corp.
FOR: 9/14/88 J. Robert Haines
8010*****788-7866PH
VALIDATION OR SIGNATURE OF CASHIER



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

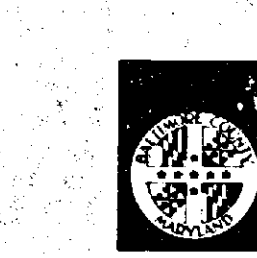
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-70-SPH
NS Windsor Mill Road, opposite Read Street
(Lanwood Section II, Windsor Mill Manor, Parcels A & 1)
2nd Election District - 2nd Councilmatic
Petitioner(s): LaRue Development Corporation
Contract Purchaser: JML Development, Inc.
HEARING SCHEDULED: TUESDAY, SEPTEMBER 20, 1988 at 10:45 a.m.

Special Hearings To approve the 4th Amendment Development Plan for Lanwood Section 2, and the 3rd Amendment to the Partial Development Plan for Lanwood Section 1, in order to allow changes to the provisory Section notes, and density calculations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

July 25, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-70-SPH
NS Windsor Mill Road, opposite Read Street
(Lanwood Section II, Windsor Mill Manor, Parcels A & 1)
2nd Election District - 2nd Councilmatic
Petitioner(s): LaRue Development Corporation
HEARING SCHEDULED: TUESDAY, SEPTEMBER 20, 1988 at 10:45 a.m.

Special Hearings To approve the 4th Amendment Development Plan for Lanwood Section 2, and the 3rd Amendment to the Partial Development Plan for Lanwood Section 1, in order to allow changes to the provisory Section notes, and density calculations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: LaRue Development Corp.
JML Development, Inc.
W. Duval & Associates, Inc.
File



Dennis F. Rasmussen
County Executive

89-70-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of July, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: LaRue Development Corp.
Petitioner's Attorney: J. Robert Haines
Received by: J. Robert Haines
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2538
494-4500

Paul H. Reinecke
Chief

July 15, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: LaRue Development Corp.

Location: N/S Windsor Mill Rd., opp. Read Street
(Lanwood Section II, Windsor Mill Manor Parcels A & 1)
Item No.: 462
Zoning Agenda: Meeting of 7/5/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Additional fire hydrant required at Read St. & Lanwood.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

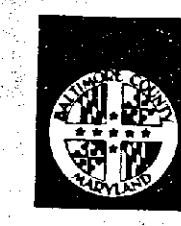
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: J. Robert Haines
Noted and Approved: J. Robert Haines
Special Inspection Division

REVIEWER: J. Robert Haines
Noted and Approved: J. Robert Haines
Special Inspection Division

REVIEWER: J. Robert Haines
Noted and Approved: J. Robert Haines
Special Inspection Division

REVIEWER: J. Robert Haines
Noted and Approved: J. Robert Haines
Special Inspection Division



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 1, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Michael Alderman
7 Leaden Court
Towson, Maryland 21204

RE: Item No. 462 - Case No. 89-70-SPH
Petitioner: LaRue Development Corp.
Contract Purchaser: JML Development, Inc.
Petition for Special Hearing

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: JML Development, Inc.
W. Duval & Associates, Inc.

- Bureau of Engineering
- Department of Traffic Engineering
- Bureau of Public Works
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
494-3554

July 25, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 458, 459, 460, 462, 464, 465, 467, 468, 470, and 471.

Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEM/RF/cps



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

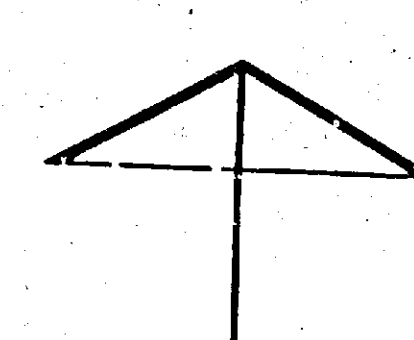
J. Robert Haines
TO: Zoning Commissioner Date: August 30, 1988

Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

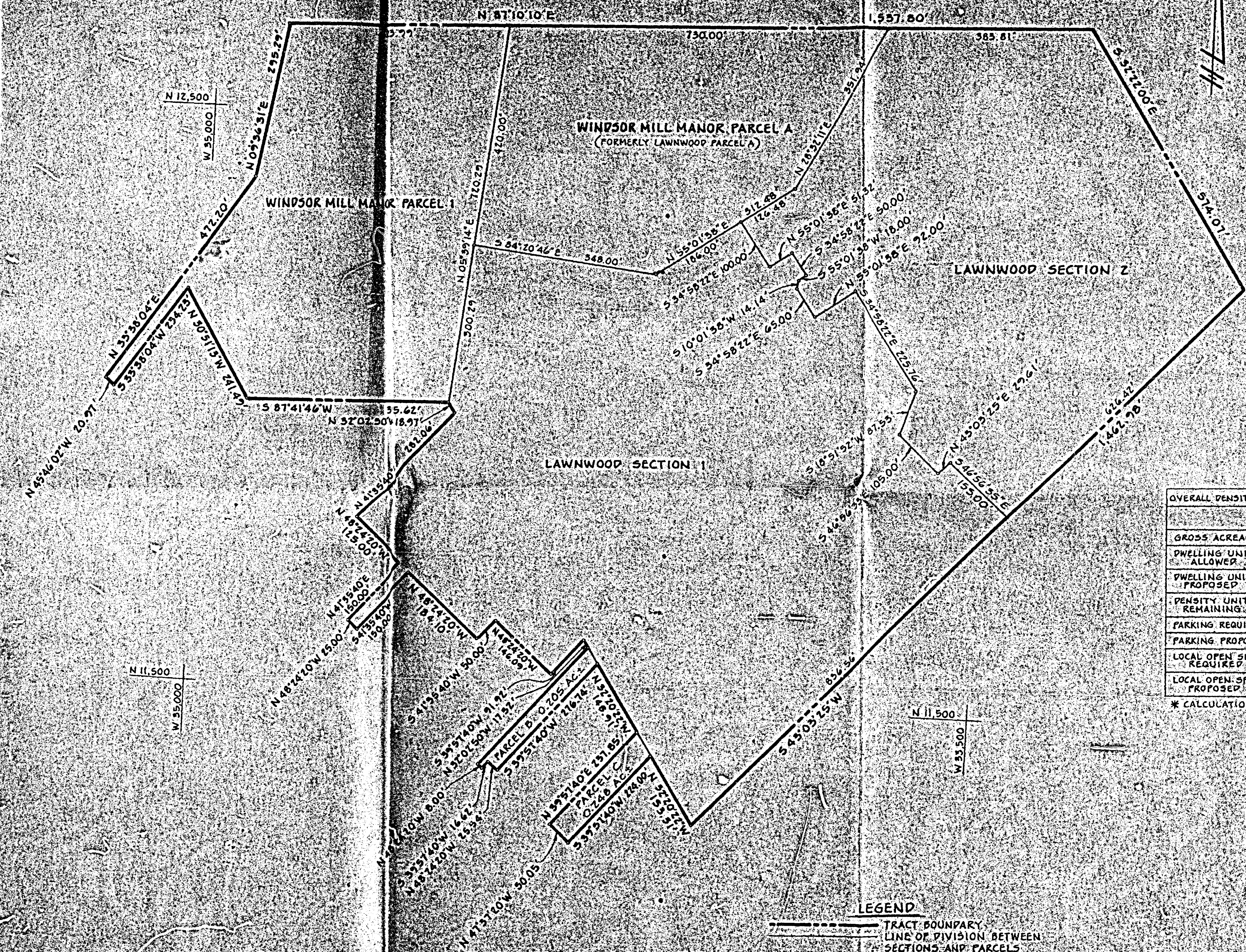
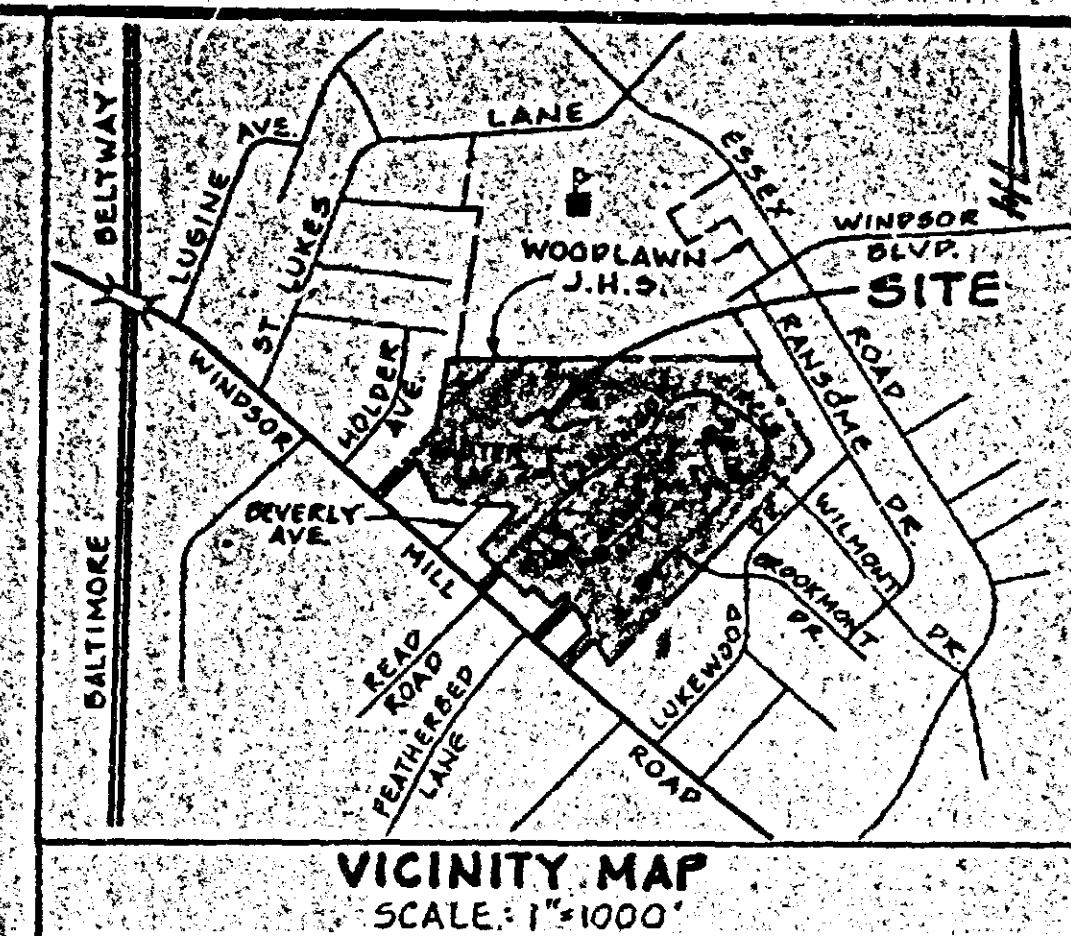
SUBJECT: Zoning Advisory Committee Comments

Lanwood Section II - No. 462 Zoning Petition 89-70-SPH
The proposed revisions to the subject property was reviewed and approved by the Planning Board. The Office of Planning and Zoning has no comment regarding this request.

N12750 |
OOEE M



RICHMOND BUREAU
107 KENILWORTH DR.
SOUTH AND
TOLSON, MD 20684



| OVERALL DENSITY CALCULATIONS LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & 1 | | | | | |
|--|------------------------------|-----------------------------|-----------------------------|----------------------------|-------------------------|
| | LAWNWOOD SECTION 1 | LAWNWOOD SECTION 2 | WINDSOR MILL MNR. PARCEL A | WINDSOR MILL MNR. PARCEL 1 | TOTALS |
| GROSS ACREAGE | 18.272 | 11.72 | 6.152 | 7.6769 | |
| DWELLING UNITS ALLOWED | 5.5 x 18.272 = 100.60 | 5.5 x 11.72 = 64.46 | 9.5 x 6.152 = 58.836 | 5.5 x 7.6769 = 42.221 | 5.5 x 43.8405 = 241.123 |
| DWELLING UNITS PROPOSED | 75 | 6 | 43 | | 124 |
| DENSITY UNITS REMAINING | 21.606 | 5.46 | 15.846 | | 58.123 |
| PARKING REQUIRED | 2.75 x 75 = 206.25 | 2.75 x 6 = 16.5 | 2.75 x 43 = 118.75 | | 2.75 x 124 = 341 |
| PARKING PROPOSED | 138 | 10 | 86 | | 334 |
| LOCAL OPEN SPACE REQUIRED | 6% OF 18.272 AC. = 1.097 AC. | 6% OF 11.72 AC. = 0.703 AC. | 6% OF 6.152 AC. = 0.369 AC. | | 2.649 AC. |
| LOCAL OPEN SPACE PROPOSED | 2.6389 AC. | | 0.642 AC. | | 3.2809 AC. |

* CALCULATION INCLUDES WINDSOR MILL MANOR PARCELS A AND 1.

PETITIONER'S EXHIBIT 3

DENSITY FLAT

LAWNWOOD SECTIONS 1 AND 2
WINDSOR MILL MANOR PARCELS A AND 1
2ND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100' DATE: JULY 18, 1988

ENGINEERS SURVEYORS LAND PLANNERS
W. DUVALL & ASSOCIATES, INC.
550 E. JOPPA ROAD, TOWSON, MD 21204
(301) 585-7571